



## BID OPENING CERTIFICATON RECORD

Date of Bid Walk: 7/16/2020

Due Date: 7/24/2020

HNS #: 21-6

	<u>Address</u>	<u>PBE Amount</u>	<u>- 15% / + 15%</u>
<b>PUBLIC BODY ESTIMATE:</b>	2629 Booker Ave (original bid)	\$41,345 (driveway price: \$5,000)	\$35,143 / \$47,547
<b>PUBLIC BODY ESTIMATE:</b>	<b>***2629 Booker Ave (minus the driveway)***</b>	<b>\$36,345</b>	<b>\$30,893 / \$41,797</b>

\*\*\*It was explained to all bidders that if bids were overbudget, the driveway would be removed from scope of work.

### BIDDERS

	<u>Address:</u>	<u>AVM</u>	<u>JP Builder</u>	<u>Yeshua</u>	<u>GTB</u>
1.	2629 Booker (original bid)	\$46,985	\$41,700	\$43,460	\$48,655.05
2.	Driveway price	-\$3,000	-\$3,800	-\$4,500	-\$4,550
3.	<b>2629 Booker (final revised price)</b>	<b>\$43,985</b>	<b>\$37,900</b>	<b>\$38,960</b>	<b>\$44,105.05</b>

This is to certify that bids for the job identified above were publicly opened and read aloud in the Neighborhood & Business Services Office located at 600 E. Trade Street, Charlotte, NC

Bids Opened By: Elizabeth Lamy

Bids Recorded By: Elizabeth Lamy

Date: 7/24/2020

Note: Responsive bids are those which fall within a range of 15% above and 15% below the public body cost estimate. As a general rule, the lowest responsive bid is recommended to the property owner for consideration.



## **Addendum 1**

### **Invitation to Bid HNS 21-6**

**NOTE:** Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

**Documents included in Package:**

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

**Bid Walk & Bid Opening:**

Project Address: <b>2629 Booker Ave</b>	
<b>Bid Walk: 7/16/2020 at 10:00 am (THURSDAY)</b>	
<b>***BID DATE CHANGED - Bid Opening: 7/24/2020 at 5:00 pm (FRIDAY)</b>	
Client Name: Ms. Tchotcho Messan	Rehab only
Project Manager: Elizabeth Lamy	Contact Number: 704-620-9090

**Bid Walk and Bidding Instructions:**

*All bid walks are mandatory.*

*If you are going to be late the policy is the following:*

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at 704-620-9090.

*Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.*

**The Bids will be received via email no later than the above-mentioned date and time. Emailed bids will not be opened until the listed Bid Opening time.**



**TLC by CLT**  
**CITY OF CHARLOTTE**  
HOUSING & NEIGHBORHOOD SERVICES

**Company Acknowledgement:**

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at **2629 Booker Ave** to be funded through the City of Charlotte Housing & Neighborhood Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

**All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:**

*forty one thousand seven hundred* — Dollars (\$ *41,700*)  
Written total

Specs Dated: Number of Pages:

Addenda # 1 Dated: 7/21/2020 Number of Pages: 10

Addenda # 2 Dated: Number of Pages:

**Project Schedule: (A DATE must be included here or the bid will be nonresponsive)**

*8/24/2020*

**Completion Deadline: (please provide projected completion date with bid submission)**

*11/24/2020*

**Please Print and Sign:**

Company Name/Firm: *J P Bruecker NC LLC*

Authorized Representative Name:

Signature:

Date:

*John Phung*  
*7/24/2020*





### **Requirements For Bidders**

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Elizabeth Lamy Santos  
Rehabilitation Specialist  
City of Charlotte  
Housing & Neighborhood Services  
600 E. Trade St.  
Charlotte, NC 28202  
PH: (704) 336-3333 desk  
(704) 620-9090 cell  
[elamy@charlottenc.gov](mailto:elamy@charlottenc.gov)

HOUSING & NEIGHBORHOOD  
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

G:\SELECTIVE REHAB TEAM\forms\bid forms and documents\Invitation to bid WARREN

# Work Specification

Prepared By:  
City of Charlotte Housing & Neighborhood Services  
600 E. Trade Street  
Charlotte, NC 28202  
(704) 336-7600

## Property Details

Address: 2629 Booker Ave  
Charlotte, NC 28216

Owner: Tchotcho Messan  
Owner Phone: Cell: (704) 819-8146

Structure Type: Single Unit

Program(s): Healthy Homes  
Tested- NO LEAD  
Targeted WH

Square Feet: 1861

Year Built: 1931

Property Value: 122900

Tax Parcel: 06906834

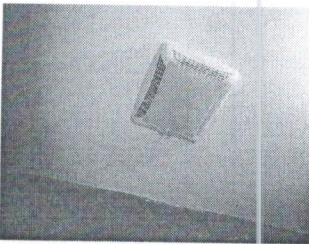
Census Tract:

Property Zone: Council District 2

### 1 Bath Exhaust Fan/Light Combo Replace

#### BATHROOM - UPSTAIRS

Install a ceiling or through-the-wall, exterior ducted, vent fan with damper and overhead light. Include power and switch wiring using #14 copper Romex. Repair any tear out.



$$\text{Bid Cost: } \frac{300}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{300}{\text{Total Cost}}$$

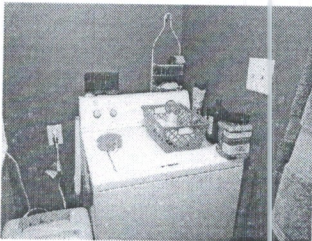
### 2 Wall Finish Repair

#### BATHROOM - UPSTAIRS

Repair wall finish. Patch drywall or plaster holes in wall greater than one inch. All others use an adhesive mesh and mud over the mesh with the appropriate material. Wet sand smooth.

\*\*\*Work includes repairing area around washing machine connection box to close up the wall, including installation of trim and drywall.

\*\*\*Work includes repainting the entire wall where the laundry box is located. The entire bathroom will NOT be repainted.



$$\text{Bid Cost: } \frac{250}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{250}{\text{Total Cost}}$$



# Work Specification

## 3 Prep & Paint Ceiling

### BATHROOM - UPSTAIRS

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



$$\text{Bid Cost: } \frac{100}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{100}{\text{Total Cost}}$$

## 4 Dryer Vent

### BATHROOM - UPSTAIRS

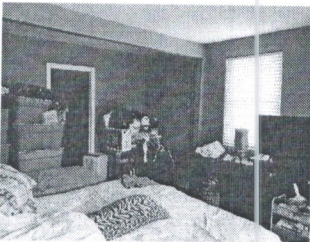
Install 4" rigid aluminum vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a back flow preventer and NO screening. Fasteners shall not protrude into the interior of the exhaust duct. Seal all seams in the system with duct mastic or aluminum foil tape, not duct tape. Secure duct and hood to framing.

$$\text{Bid Cost: } \frac{400}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{400}{\text{Total Cost}}$$

## 5 Prep & Paint Ceiling

### BEDROOM - MASTER

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

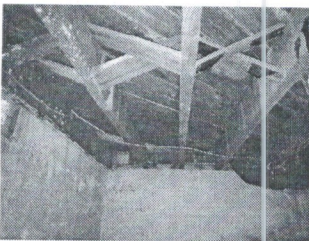


$$\text{Bid Cost: } \frac{200}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{200}{\text{Total Cost}}$$

## 6 Insulate Floor R-19

### CRAWL SPACE

Install R-19 Kraft faced batt fiberglass insulation to floor where missing. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place.



$$\text{Bid Cost: } \frac{1000}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1000}{\text{Total Cost}}$$

1700

# Work Specification

7

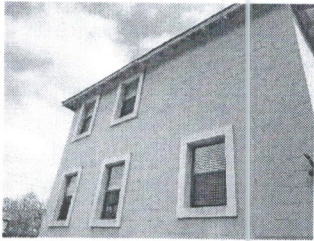
## Vinyl Window

EXTERIOR

Exterior

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW-E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill. Any windows replaced in a bathroom must have tempered glass.

\*\*\*Work shall also include any tear out repair and repainting on the interior of the home as windows will be removed from the inside.



$$\text{Bid Cost: } \frac{600 \times 14}{\text{Base} \quad \text{Quantity}} = \frac{8400}{\text{Total Cost}}$$

8

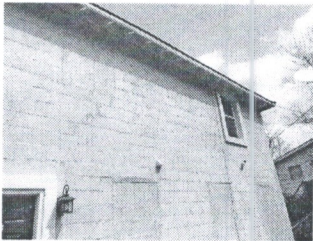
## Stucco Application Over Concrete Block

EXTERIOR

Exterior

Brush a concrete bonding agent onto the block wall and allow to completely dry. Begin application of stucco with a scratch coat (1/4" to 1/2") and allow to cure between 36-48 hours. Then, apply finish coat (1/8" to 1/4") thick and texture to match front face of the home.

\*\*\*Stucco is to be applied to (3) faces of the home ONLY, and NOT to the front face of the home.



$$\text{Bid Cost: } \frac{11000 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{11000}{\text{Total Cost}}$$

9

## Prep & Paint Exterior Surfaces

EXTERIOR

Exterior

Protect ground with drop cloth. Scrape or pressure wash all loose, peeling, cracked, and blistered paint from surface. Spot prime with latex primer. Paint one top coat with latex. Color choice by owner.

\*\*\*Work includes painting all stucco (new and existing), stucco window casings, door frames/casings, any wooden trim, all components of overhangs over front and rear doors, crawl space door and brick chimney.

\*\*\*Work also includes any replacement/repair of damaged or decayed wood.



$$\text{Bid Cost: } \frac{2500 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{2500}{\text{Total Cost}}$$

21900



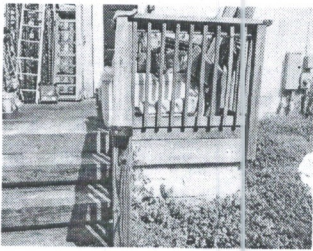
# Work Specification

## 10 Refinish Exterior Steps and Railings - Rear Patio

EXTERIOR

Exterior

Prep and stain existing exterior railings (guard rails and hand rails) and steps serving the rear patio. Repair and replace any damaged or deteriorated wood as necessary. Owner's choice of color.



$$\text{Bid Cost: } \frac{600}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{600}{\text{Total Cost}}$$

## 11 Refinish Exterior Railings - Front Stoop and Steps

EXTERIOR

Exterior

Prep and stain existing exterior railings (guard rails and hand rails) along the front stoop and steps. Repair and replace any damaged or deteriorated wood as necessary. Owner's choice of color.

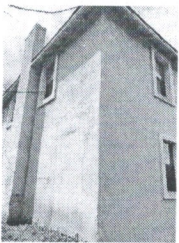
$$\text{Bid Cost: } \frac{300}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{300}{\text{Total Cost}}$$

## 12 Prep & Paint Soffit, Fascia and Rafters

EXTERIOR

Exterior

Prep and paint all exterior painted surfaces of the home's overhang ONLY (soffit, fascia, rafter tails). Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better Low VOC paint. Owners choice of color. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.



$$\text{Bid Cost: } \frac{2000}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{2000}{\text{Total Cost}}$$

## 13 Concrete Driveway

EXTERIOR

Exterior

Prepare a 3" gravel base over a graded & compacted subgrade. Install 6 mil poly, form and pour 4000 psi concrete, 4" thick. Provide #10 welded wire mesh, expansion joints at 10' intervals, and a broom finish surface. Regrade, seed & straw disturbed areas. Driveway will be installed up an embankment, and is approx 28' in length. Driveway shall be 8 feet wide and lead up to the edge of the front face of the house.

$$\text{Bid Cost: } \frac{3800}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{3800}{\text{Total Cost}}$$

## 14 Aluminum Storm Door - Front Door

EXTERIOR

Exterior

Install an aluminum combination storm and screen door. Complete with self closer and locking hardware.

$$\text{Bid Cost: } \frac{375}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{375}{\text{Total Cost}}$$



# Work Specification

## 15 Foundation Vent Screen - New Installation

EXTERIOR

Exterior

Install foundation vent housing with heavy duty galvanized steel screening. New openings for vents shall be installed through concrete block.

\*\*\*No vents shall be installed on the left side of the home.

\*\*\*Contractor responsible for determining number of vents needed.

$$\text{Bid Cost: } \frac{200}{\text{Base}} \times \frac{9}{\text{Quantity}} = \frac{1800}{\text{Total Cost}}$$

## 16 Seamless Aluminum Gutter & Downspouts - Install

EXTERIOR

Exterior

Install K- type .027 gauge seamless aluminum gutter to service roof with sufficient pitch to downspouts. White or brown color choice by owner.

$$\text{Bid Cost: } \frac{1500}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1500}{\text{Total Cost}}$$

## 17 Roof Repair - Various Items

EXTERIOR

Exterior

- Remove and dispose of existing boots and replace with new rubber or plastic vent boots.
- New installation of a ridge vent, covered over with shingles to match existing.
- Inspect and repair as necessary source of leak over upstairs bathroom (unknown if leak is from failing vent boot or from another issue).

$$\text{Bid Cost: } \frac{375}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{375}{\text{Total Cost}}$$

## 18 Upper Exterior Wall Vents

EXTERIOR

Exterior

Install (5) vents on each face of the home at the top of the exterior wall, to serve as ventilation in lieu of soffit vents. Newly installed vents shall be covered with appropriate screening to keep out pests.

$$\text{Bid Cost: } \frac{1500}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1500}{\text{Total Cost}}$$

## 19 Chimney Inspection & Cleaning

GENERAL REQUIREMENTS

Use a certified Chimney Sweep to clear ash and soot from the chimney, perform the removal of flammable creosote, and diagnose any hazards.

\*\*\*Do NOT include any repair work in your price. Any necessary repairs for the firebox, damper, smoke chamber, flue, crown, or any masonry repointing that may be necessary will be addressed as a Change Order.



$$\text{Bid Cost: } \frac{500}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{500}{\text{Total Cost}}$$

5675

# Work Specification

## ✓ All Contractor's Project Requirements

### GENERAL REQUIREMENTS

The contractor is responsible for all project requirements, including but not limited to:

All activities required by the City's COVID-19 Precautions for Residential Housing Rehabilitation Activities policy.

Obtaining all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpsters and repair any evidence of the dumpster use.

Contractor may haul debris away daily using dump trailers or trucks.

$$\text{Bid Cost: } \frac{1500}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1500}{\text{Total Cost}}$$

## ✓ Smoke Detector Hard Wired

### GENERAL REQUIREMENTS

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

\*\*\*Count is for (4) detectors.

$$\text{Bid Cost: } \frac{800}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{800}{\text{Total Cost}}$$

## ✓ Combination CO / Smoke Detector Hard Wired

### GENERAL REQUIREMENTS

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

\*\*\*Count is for (2) detectors - one on each floor.

$$\text{Bid Cost: } \frac{500}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{500}{\text{Total Cost}}$$

## ✓ HVAC Assessment and Repair

### GENERAL REQUIREMENTS

Have licensed HVAC contractor assess existing HVAC equipment and duct work, and make necessary repairs to ensure existing systems are working appropriately and efficiently. Repair will be needed to seal ducts to air handler, as they were observed to be leaking when air conditioning was running. The size of the returns on both floors shall be evaluated to ensure they are sized appropriately.

\*\*\*For the purposes of bidding, this line item is \$2,000. Following award of work and system assessment, any additional cost that may necessary to repair equipment and ductwork will be handled with a Change Order.

$$\text{Bid Cost: } \frac{2000}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{2000}{\text{Total Cost}}$$



# Work Specification

## Certification


Contractor Name:

JP Brieder NC LLC

Total Cost:

41,700

Signature:



Date:

7/24/2020